

K.C.C. 21A.12
Development Standards – Density and Dimensions

1 SECTION 17. Ordinance 10870, Section 340, as amended, and K.C.C.
2 21A.12.030 are each hereby amended to read as follows:

3 **Densities and dimensions – residential zones.**

4 **A. Densities and dimensions – residential zones.**

| | RESIDENTIAL | | | | | | | | | | | | | |
|--|-----------------------|----------------------|---------------------|-----------------------------|-----------------------|----------------------|-------------------|-----------------------------|--------------------------------|--------------------------------|--------------|------------------------|------------------------|------------------------|
| | Z O N E S | RURAL | | | | URBAN RESERVE | URBAN RESIDENTIAL | | | | | | | |
| STANDARDS | | RA-2.5 | RA-5 | RA-10 | RA-20 | UR | R-1 (17) | R-4 | R-6 | R-8 | R-12 | R-18 | R-24 | R-48 |
| Base Density: Dwelling Unit/Acre (15) | | 0.2 du/ac | 0.2 du/ac | 0.1 du/ac | 0.05 du/ac | 0.2 du/ac (21) | 1 du/a c | 4 du/ac (6) | 6 du/ac | 8 du/ac | 12 du/ac | 18 du/ac | 24 du/ac | 48 du/ac |
| Maximum Density: Dwelling Unit/Acre (1) | | 0.4 du/ac (20) | 0.4 du/ac (20) | | | | | 6 du/ac (22) | 9 du/ac | 12 du/ac | 18 du/ac | 27 du/ac | 36 du/ac | 72 du/ac |
| Minimum Density: (2) | | | | | | | | 85% (12) (18) (23) | 85% (12) (18) | 85% (12) (18) | 80% (18) | 75% (18) | 70% (18) | 65% (18) |
| Minimum Lot Area (13) | | 1.875 ac | 3.75 ac | 7.5 ac | 15 ac | | | | | | | | | |
| Minimum Lot Width (3) | | 135 ft | 135 ft | 135 ft | 135 ft | 35 ft (7) | 35 ft (7) | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft |
| Minimum Street Setback (3) | | 30 ft (9) | 30 ft (9) | 30 ft (9) | 30 ft (9) | 30 ft (7) | 20 ft (7) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft (8) | 10 ft (8) |
| Minimum Interior Setback (3) (16) | | 5 ft (9) | 10 ft (9) | 10 ft (9) | 10 ft (9) | 5 ft (7) | 5 ft (7) | 5 ft | 5 ft | 5 ft | 5 ft (10) | 5 ft (10) | 5 ft (10) | 5 ft (10) |
| Base Height (4) | | 40 ft | 40 ft | 40 ft | 40 ft | 35 ft | 35 ft | 35 ft (25) | 35 ft 45 ft (14) (25) | 35 ft 45 ft (14) (25) | 60 ft | 60 ft 80 ft (14) | 60 ft 80 ft (14) | 60 ft 80 ft (14) |
| Maximum Impervious Surface: Percentage (5) | | 25% (11) (19) | 20% (11) (19) | 15% (11) (19) (24) | 12.5% (11) (19) | 30% (11) | 30% 11 | 55% | 70% | 75% | 85% | 85% | 85% | 90% |

5 **B. Development conditions.**

6 1. This maximum density may be achieved only through the application of
7 residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of
8 development rights in accordance with K.C.C. chapter 21A.37, or any combination of
9 density incentive or density transfer. Maximum density may only be exceeded in
10 accordance with K.C.C. 21A.34.040F.1.g.

11 2. Also see K.C.C. 21A.12.060.

12 3. These standards may be modified under the provisions for zero lot-line and
13 townhouse developments.

14 4. Height limits may be increased if portions of the structure that exceed the
15 base height limit provide one additional foot of street and interior setback for each foot
16 above the base height limit, but the maximum height may not exceed seventy-five feet.
17 Netting or fencing and support structures for the netting or fencing used to contain golf
18 balls in the operation of golf courses or golf driving ranges are exempt from the
19 additional interior setback requirements but the maximum height shall not exceed
20 seventy-five feet, except for large active recreation and multiuse parks, where the
21 maximum height shall not exceed one hundred and twenty-five feet, unless a golf ball
22 trajectory study requires a higher fence.

23 5. Applies to each individual lot. Impervious surface area standards for:

24 a. ~~((§))~~Regional uses shall be established at the time of permit review;

25 b. ~~((§))~~Nonresidential uses in residential zones shall comply with K.C.C.
26 21A.12.120 and 21A.12.220;

27 c. ~~((i))~~Individual lots in the R-4 through R-6 zones that are less than nine
28 thousand seventy-six square feet in area shall be subject to the applicable provisions of
29 the nearest comparable R-6 or R-8 zone; and

30 d. ~~((a))~~A lot may be increased beyond the total amount permitted in this
31 chapter subject to approval of a conditional use permit.

32 6. Mobile home parks shall be allowed a base density of six dwelling units per
33 acre.

34 7. The standards of the R-4 zone shall apply if a lot is less than fifteen thousand
35 square feet in area.

36 8. At least twenty linear feet of driveway shall be provided between any garage,
37 carport or other fenced parking area and the street property line. The linear distance shall
38 be measured along the center line of the driveway from the access point to such garage,
39 carport or fenced area to the street property line.

40 9.a. Residences shall have a setback of at least one hundred feet from any
41 property line adjoining A, M or F zones or existing extractive operations. However,
42 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or
43 existing extractive operations shall have a setback from the rear property line equal to
44 fifty percent of the lot width and a setback from the side property equal to twenty-five
45 percent of the lot width.

46 b. Except for residences along a property line adjoining A, M or F zones or
47 existing extractive operations, lots between one acre and two and one-half acres in size
48 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
49 to the requirements of the R-4 zone.

10.a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be ten feet along any property line abutting R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet.

b. For townhouse and apartment development, the setback shall be twenty feet along any property line abutting R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in K.C.C. 21.14.190, which shall have a setback of five feet, unless the townhouse or apartment development is adjacent to property upon which an existing townhouse or apartment development is located.

11. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the maximum impervious surface area allowed shall be at least ten thousand square feet. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional ten percent of the lot area may be used for structures that are determined to be medically necessary, if the applicant submits with the permit application a notarized affidavit, conforming with K.C.C. 21A.32.170A.2.

12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area of the site in accordance with K.C.C. 21A.12.087.

13. The minimum lot area does not apply to lot clustering proposals.

14. The base height to be used only for projects as follows:

73 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a
74 fifteen percent finished grade; and

75 b. in R-18, R-24 and R-48 zones using residential density incentives and
76 transfer of density credits in accordance with this title.

77 15. Density applies only to dwelling units and not to sleeping units.

78 16. Vehicle access points from garages, carports or fenced parking areas shall
79 be set back from the property line on which a joint use driveway is located to provide a
80 straight line length of at least twenty-six feet as measured from the center line of the
81 garage, carport or fenced parking area, from the access point to the opposite side of the
82 joint use driveway.

83 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to
84 be clustered if the property is located within or contains:

85 (1) a floodplain;

86 (2) a critical aquifer recharge area;

87 (3) a ~~((R))~~regionally or ~~((L))~~locally ~~((S))~~ significant ~~((R))~~resource ~~((A))~~area;

88 (4) existing or planned public parks or trails, or connections to such facilities;

89 (5) a Class I or II stream or wetland;

90 (6) a steep slope; or

91 (7) a "greenbelt/urban separator" or "wildlife corridor" area designated by the
92 Comprehensive Plan or a community plan.

93 b. The development shall be clustered away from sensitive areas or the axis of
94 designated corridors such as urban separators or the wildlife habitat network to the extent
95 possible and the open space shall be placed in a separate tract that includes at least fifty

percent of the site. Open space tracts shall be permanent and shall be dedicated to a homeowner's association or other suitable organization, as determined by the director, and meet the requirements in K.C.C. 21A.14.040. On-site sensitive area and buffers, wildlife habitat networks, required habitat and buffers for protected species and designated urban separators shall be placed within the open space tract to the extent possible. Passive recreation (with no development of recreational facilities) and natural surface pedestrian and equestrian trails are acceptable uses within the open space tract.

18. See K.C.C. 21A.12.085.

19. All subdivisions and short subdivisions in R-1 and RA zones within the North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East Sammamish Community Planning Area that drains to Patterson Creek shall have a maximum impervious surface area of eight percent of the gross acreage of the plat. Distribution of the allowable impervious area among the platted lots shall be recorded on the face of the plat. Impervious surface of roads need not be counted towards the allowable impervious area. Where both lot- and plat-specific impervious limits apply, the more restrictive shall be required.

20. This density may only be achieved on RA 2.5 and RA 5 zoned parcels receiving density from rural forest focus areas through the transfer of density credit pilot program outlined in K.C.C. chapter 21A.55.

117 21. Base density may be exceeded, if the property is located in a designated
118 rural city urban growth area and each proposed lot contains an occupied legal residence
119 that predates 1959.

120 22. The maximum density is four dwelling units per acre for properties zoned
121 R-4 when located in the ~~((R))~~rural ~~((T))~~town of Fall City.

122 23. The minimum density requirement does not apply to properties located
123 within the ~~((R))~~rural ~~((T))~~town of Fall City.

124 24. The impervious surface standards for the county fairground facility are
125 established in the King County Fairgrounds Site Development Plan, Attachment A to
126 Ordinance 14808 on file at the department of natural resources and parks and the
127 department of development and environmental services. Modifications to that standard
128 may be allowed provided the square footage does not exceed the approved impervious
129 surface square footage established in the King County Fairgrounds Site Development
130 Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance
131 14808, by more than ten percent.

132 25. For cottage housing developments only:

133 a. The base height is eighteen feet.

134 b. Buildings having pitched roofs with a minimum slope of six and twelve may
135 extend up to twenty-five feet at the ridge of the roof.